

CITY OF HORSESHOE BAY
CITY COUNCIL MEETING
MINUTES

August 28, 2012

The City Council of the City of Horseshoe Bay held a Public Meeting at City Hall August 28, 2012, beginning at 3:00 p.m. in accordance with duly posted notice of said meeting with the following members present:

Robert W. Lambert, Mayor
Jeff Robinson, Mayor Pro Tem
Phillip Lee, Councilman
Fred Owen, Councilman
Dick Rantzow, Councilman
Tom Schmersahl, Councilman

The posted agenda for this meeting is made a part of these minutes by attachment and the minutes are herewith recorded in the order the agenda items were considered, with the agenda item number and subject shown preceding the applicable paragraph.

1. Call to Order and Establish a Quorum: Mayor Bob Lambert called the Public Meeting to order at 3:00 p.m. with a quorum present.
2. Invocation: Johnny White pastor of the Church at Horseshoe Bay gave the invocation.
3. Pledges to the Flags: Mayor Lambert led the pledges of allegiance to the United States flag and the Texas flag. He welcomed everyone to the meeting and asked that anyone who would like to make comments please sign the sheet on the podium.
4. Public Comments: Francie Dix with the Horseshoe Bay Business Alliance invited everyone to the “Coffee with City Leaders” August 29 at Jamails.
5. Staff Recognition:
 - a. Service Awards:
 - i. Josh Nail – 10 Year Service Award

Mayor Lambert said Josh was unable to attend and will be recognized at next month’s meeting.

6. Request for Sign Variances for Ten Subdivision Marketing Signs at Specific Locations in Summit Rock – For Discussion Only: Mayor Lambert thanked Summit Rock Communities for the ad they placed in the newspaper so the citizens would be well informed on what the Council would be considering. He also thanked the citizens that placed the ad in the newspaper alerting people that this item would be on today’s agenda. Mayor Lambert added that this item is “For Discussion Only” at this meeting. He further explained that the

members of the Council often do not know what will be on the agenda until the meeting packet is distributed on the Thursday or Friday prior to the meeting. Ron Mitchell addressed the Council. He said after realizing the concerns of the Horseshoe Bay citizens they have revised the variance request from ten to four in an effort to address these concerns. Mr. Mitchell said sign number two is behind the entry gate to direct traffic to the Sales Office. He added that sign number four is for the welcome center and cart barn site and shows a rendering of the Smokehouse which should be under construction within the next three to four weeks. The Smokehouse will serve as the Phase One Clubhouse and service the Summit Rock Golf Course. Mr. Mitchell explained that sign number five would be located on the future Clubhouse tract, which is about a ten-acre tract. It is a rendering of the Summit House, which is the planned final or Phase Two Clubhouse of the Summit Rock Golf Course and Community. Sign number eight would be located at Highway 71 and Summit Rock Boulevard and would show a rendering of the future Summit Rock entrance. He stated that the remaining six signs have been removed from the variance request. Mr. Mitchell next explained that these type temporary way-finding signs, lifestyle, community play a major role in the promotion of a large scale master community that has yet to construct its main entrances and all of its roadways, etc. He said these visuals play a major role in telling the story of what is planned, adding future amenities and entryways are the key to potential and future residents. Buddy Schrader spoke against the variances stating that there have been some sign variances that he did not have a problem with such as Jamails'; however, he does not agree with these variances. Pete Dysert spoke against the variances stating allowing them may erode the ordinance. Ruth Newman spoke next stating that she has no objection to the Summit Rock development and golf course; however, she is opposed to this request for variances because she was fearful it would set precedence. Warren Newman said since seeing the revisions to the request and if they are not visible from Hwy 2147 he is not as opposed but does not want the "cat to get out of the bag". Adrian James said she feels the Council should deny the request due to the precedent it sets. Mike Brittain with the Horseshoe Bay Business Alliance said other businesses in Horseshoe Bay are not allowed Open/Closed signs and for that reason, he is against the variance. Mr. Mitchell added that these variances would only be for three years and the signs would come down once the entrance from Hwy 71 was completed or after a maximum of the three years. He felt it would not set precedence for permanent signs. Mr. Mitchell added that there have been renderings of future construction allowed in Horseshoe Bay in the past such as the Caprock Clubhouse and the Slick Rock Clubhouse expansion. Mr. Schrader asked if any of these four remaining signs would be visible from Hwy 2147. Mr. Mitchell said he was not sure, but they would all be behind gates and would not be illuminated at night. Councilman Owen asked if it would be possible to place something on the proposed sight in order to give everyone a visual idea of the visibility. Mr. Mitchell said they would construct the proposed signs just off Highway 2147 and Highway 71, and place something at the other two sights to show their proposed location.

7. Tessa Doehrman – Pedernales Electric Cooperative, Inc.: Ms. Doehrman gave an update on PEC activities.
21. Kevin Leeper – Scott and White Hospital: Mr. Leeper presented a slideshow and update on the progress of construction on the Scott and White Clinic and Hospital. Clinic completion is

scheduled for March or April of 2013. The construction of the hospital should begin in March or April of 2013 and should be finished in 2014.

12. Award Contract for Solid Waste Collection and Disposal Service: Mayor Lambert said this item was on this morning's Workshop agenda for discussion only. City Manager Stan Farmer explained that City staff summarized the findings and provided these to the Council. One major concern was the weight of the trucks and its effect on the new streets. Representatives spoke regarding the concerns for the streets and said in most of the cities they service they experience minimal problems with streets. HSB is difficult due to the many cul-de-sacs and the turning radius of the trucks. This can be addressed by backing into the cul-de-sac and eliminating the need for the sharp turn. The Council asked that each company provide additional follow up RFP information on the weight of the vehicles they propose to use as well as the cost of using a smaller collection vehicle. The bid for the cost to the City for residential pickup from Allied Waste was \$13.60 and from Progressive was \$11.75. Councilman Lee made the motion to instruct City Manager Stan Farmer to request additional information on the RFP regarding the weight of the trucks to be used and the cost of service if smaller trucks are used. The motion was seconded by Councilman Owen. The motion passed unanimously (5-0).

The meeting was adjourned for a recess at 4:35 p.m.

The meeting was reconvened at 4:45 p.m.

8. Items to be removed from the Consent Agenda: There were no items removed from the Consent Agenda.
9. Consent Agenda Items:
- a. Minutes of the July 2, 2012 Budget Workshop, the July 3, 2012 Regular Meeting and the August 2, 2012 Special Meeting
 - b. Agreement with Christ-Yoder Animal Shelter/Adoption Center
 - c. Contracts for Election Services and Joint Election Agreements with Llano County and Burnet County for the November 6, 2012 General Election
 - d. Lease Agreement with Llano County ESD and Burnet County ESD for EMS Quarters Rental
 - e. Contract for the Provision of Administrative Service of Llano and Burnet County Emergency Services Districts #1
 - f. Engagement Letter with Neffendorf, Knopp, Doss and Company, P.C. to Conduct the FY2012 Audit
 - g. Donation of Police Department Surplus Equipment to City of Cottonwood Shores

Councilman Robinson made the motion to approve the Consent Agenda. The motion was seconded by Councilman Lee. The motion passed unanimously (5-0).

10. Monthly Statistical Departmental Data Reports:
- a. City Manager; Administration; Community Services; Development Services; Fire Dept.; and Police Dept.

City Manager Stan Farmer gave the Council an update on the annual deer survey and said the trapping will begin in October. Councilman Schmersahl requested an update on the status of approval necessary to begin construction of the Summit Rock Smokehouse and cart barn. Mr. Farmer said the City had received the plans for the Smokehouse on Friday and they are currently being reviewed. Plans for the cart barn have not been received.

11. Renewal of Medical Insurance Plan with Blue Cross Blue Shield of Texas: Mayor Lambert said this item was also discussed in depth at this morning's workshop. Councilman Robinson made the motion to accept the Blue Cross Blue Shield RM02 Plan with no increase in cost. The motion was seconded by Councilman Lee. The motion passed unanimously (5-0).
13. Deerhaven WCID Wholesale Water Contract: City Manager Stan Farmer said that Deerhaven has formed a Water Control Improvement District (WCID) and this is a wholesale contract. He added they are currently contracted with the City for a retail contract. Moving to the wholesale contract benefits the City due to less responsibility in Deerhaven. The WCID can then sell the water to residents and use the income to improve their infrastructure. Utilities Director Jeff Koska said that within a year Deerhaven will negotiate with LCRA for their own water contract and this will extend the time before the City has to renegotiate its contract with LCRA for bulk water. Councilman Rantzow made the motion to approve the contract. The motion was seconded by Councilman Owen. The motion passed unanimously (5-0).
14. Public Hearing and Consideration Regarding an Amendment to Chapter 14 Zoning and the Zoning Map for Zone 10 Siena Creek to Rezone a 2.48 Acre Portion of Lot 17, and all of Lot 19 from R-4 Multifamily Residential to R-1 Single Family Residential (100 Block of Mitchell Creek Drive, and East of the Siena Crossing Cul-de-sac): Mayor Lambert convened a public hearing at 4:52 p.m. He asked if there were any comments. There were none, and he adjourned the public hearing. Councilman Schmersahl made the motion to approve the amendment. The motion was seconded by Councilman Lee. The motion passed unanimously (5-0).
15. Public Hearing and Possible Consideration of Preliminary and Final Plats:
 - a. Replat of a 2.48 Acre Part of Lot 17 Siena Creek (100 Block of Mitchell Creek Drive)
 - b. Replat of Common Area 1, the 7 Foot Reserve Strip Adjacent to Same in Siena Creek and a 0.14 Acre Portion of Out Tract 17 of Summit Rock Golf Course Plat No. 1.1 (100 Block of Mitchell Creek Drive)
 - c. Replat of Lots 1, 2, 3-A and 4-A and the 7 Foot Reserve Strip Between Them in Siena Creek and a 1.57 Acre Portion of Out Tract 17 of Summit Rock Golf Course Plat No. 1.1 (West Side of Mitchell Creek Drive, Across from Maravilla Way)
 - d. Replat of Lot P-1 of Escondido and Part of the Common Area (100 Block of La Serena Loop)
 - e. Replat of Lots 231 and 232 Escondido (100 Block La Posada)

Mayor Lambert convened a public hearing at 4:56 p.m. He asked if there were any comments. There were none, and he adjourned the public hearing. Councilman Schmersahl made the motion to approve this on a preliminary and final basis. The motion was seconded by Councilman Lee. The motion passed unanimously (5-0).

16. Public Hearing and Consideration of Supplemental Assessments to the Assessment Ordinance that Established the Skywater over Horseshoe Bay Public Improvements District (now known as the Summit Rock Public Improvement District): Mayor Lambert convened a public hearing at 4:57 p.m. He asked if there were any comments. There were none, and he adjourned the public hearing. Mayor Lambert said this was discussed at the June 19 meeting where the Council discussed and tentatively approved the proposed two pages of changes requested relating to this ordinance. City Attorney Rex Baker completed the revisions to the document. There were two minor wording changes needed after the document was printed for the packet, replacing hospital with medical facility and inserting the total acreage of 1551 in the document. Councilman Robinson made the motion to approve the ordinance with the two changes mentioned. The motion was seconded by Councilman Owen. The motion passed unanimously (5-0).

17. Consideration of Preliminary and Final Plat:

- a. Subdivision Plat of Pods 12.1 and 14.1 of Summit Rock (new Mayapple Street, west of Summit Rock Blvd. and Summit House Drive, new Nattie Woods Street, new Shaded Rock Street and new Unnamed Street)

Mayor Lambert said these are the initial plats of this property. Councilman Owen made the motion to approve the plats on a preliminary and final basis. The motion was seconded by Councilman Rantzow. The motion passed unanimously (5-0).

18. Consideration of Amendments to Chapter 12 Traffic and Vehicles, Article 12.03 Parking, Stopping and Standing – For Discussion Only: Police Chief Bill Lane said this is a long and complicated ordinance and will from time to time require tweaking. The majority of this is cleanup language. Mayor Lambert said this will be on the September agenda for consideration.

19. Progress Report Regarding Order for Repairs for Manufactured Home at 2201 6th Street: Development Services Manager gave the Council an update on the status of the repairs to this property.

20. Certification of Unopposed Candidates by City Secretary and Ordinance Declaring the Same and Canceling the November 6, 2012 General Election (Special election still to be held.): City Secretary Teresa Moore provided certification to the City Council of Unopposed Candidates. This would allow the November 6, 2012 General Election to be cancelled. Councilman Schmersahl made the motion to approve the cancellation of the General Election. The motion was seconded by Councilman Rantzow. The motion passed unanimously (5-0).

